



Federal Emergency Management Agency

Washington, D.C. 20472

AUG 20 1997

The Honorable Alan B. Sadler
Montgomery County Judge
301 North Thompson Street, Suite 210
Conroe, Texas 77301

IN REPLY REFER TO CASE NO. 97-06-828A
Community: Montgomery County, Texas
Community No.: 480483
Map Panel Affected: 48339C0215 F
Map Effective Date: December 19, 1996
218-65-RS (REI)

Dear Judge Sadler:

We reviewed a request dated June 18, 1997, from [REDACTED] for reissuance of a Letter of Map Revision (LOMR) dated May 12, 1986, for the property described below. Using the effective National Flood Insurance Program (NFIP) map, we determined portions of the property described below are in a Special Flood Hazard Area (SFHA), the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood); however, the structures on the property are not in the SFHA. This property was elevated by the placement of fill after the date of the earliest NFIP map showing the area in the SFHA.

Property Description: Lots 19 and 20, Pelican Bay Section One, as shown on the Final Plat recorded in Cabinet E, Sheet 120A, in the Office of the Recorder, Montgomery County, Texas

Flooding Source: Lake Conroe

The May 12 LOMR that revised the NFIP map for the above-referenced community, dated August 1, 1984, has been superseded. This letter revises the effective NFIP map to remove the structures from the SFHA. The structures are now in Zone X (unshaded), an area of minimal flooding outside the SFHA. Flood insurance coverage for the structures may be available under a low-cost policy (see enclosed document). Because portions of the property remain in the SFHA, any future construction or substantial improvement on the property remains subject to Federal, State, and local regulations for floodplain management.

The enclosed document provides additional information about Letters of Map Revision. If you have any questions about this letter, please contact Ms. Agnes De Coca of our staff in Washington, DC, either by telephone at (202) 646-2746 or by facsimile at (202) 646-4596.

Sincerely,

A handwritten signature in cursive script, reading "Frederick H. Sharrocks, Jr.", is written over a horizontal line.

Frederick H. Sharrocks, Jr., Chief
Hazard Identification Branch
Mitigation Directorate

Enclosure

cc: Community Map Repository

[REDACTED]
[REDACTED]